



CITY OF ST. MARYS
REQUIREMENTS FOR COMMERCIAL AND
RESIDENTIAL CONSTRUCTION

BP₂

Building Department
Revised October 19, 2009

A. BUILDING CODES IN USE:

1. 2006 International Building Code,
2. 2006 International Residential Building Code,
3. 1999 SSTD 10-99, Standard for Hurricane Resistant Residential Construction,
4. 2008 NFPA 70, National Electrical Code,
5. 2006 International Fire Code,
6. 2006 International Plumbing Code,
7. 2006 International Mechanical Code,
8. 2006 International Fuel Gas Code,
9. 2006 International Energy Conservation Code,
10. 2006 International Existing Building Code,
11. NFPA 101 Life Safety Code, 2003 edition,
12. Georgia State Supplements and Amendments to the above codes,
13. Georgia Fire Marshal's Rules & Regulations,
14. City of St. Marys Code of Ordinances, Chapter 54, "Flood Damage Prevention,"
15. FEMA Technical Bulletin (August 2008), "Free-Of-Obstruction-Requirements,"

B. DOCUMENT BOX/CONTAINER:

1. A weatherproof document container must be securely installed at the construction site, prior to the start of any work,
2. The document container must, at all times, have copies of all construction drawings, including site plan, and
3. The up-to-date "Record of Inspection" sheet,

C. DESIGN REQUIREMENTS:

1. All structures must be designed and built to withstand 120 MPH (3 second gust) winds, Exposure Category "B", minimum,
2. Finished floor elevation of the structure must be a minimum of 16-inches above the high point of the adjacent road,
3. Maximum structure height limitation of the City of St. Marys, Code of Ordinances, Section 110, must be complied with,
4. Marsh line, for property located on a salt water marsh, must be established by the Georgia EPD within a year of starting any construction on that property. No land disturbance can take place within 25 feet of that marsh line,
5. No construction can take place within 25 feet of the normal waters edge of a lake, pond, or other body of water considered to be in "intra-state" waters,

D. COASTAL CONSTRUCTION

1. All new structures in “A” and “V” flood zones must meet National Flood Insurance Program, (NFIP), requirements. FEMA Publication 499, (August, 2005), “Home Builders Guide to Coastal Construction”, is to be used as a guide,

E. MANUFACTURERS INSTRUCTIONS:

1. Any and all items used in the construction of a structure must be installed per the “Manufacturers Installation Instructions”.
2. Installation instructions must be on site during the actual installation, and must remain on site until final inspection is complete,

F. BUILDING DEPARTMENT INSPECTIONS REQUIRED:**1. Building:**

- a. Set backs,
- b. Sediment control,
- c. Pier/ footing/ slab,
- d. Bond beam/ CMU fill,
- e. Termite treatment (record purpose only),
- f. Wall and roof sheeting nail off,
- g. Window and exterior door installation,
- h. Framing prior to cover up, (includes structural, electrical, plumbing, HVAC rough in),
- i. Insulation,
- j. Gas vent,
- k. Final (Certificate of Occupancy),

2. Plumbing:

- a. Pre-slab,
- b. Rough in, prior to cover up,
- c. Gas piping, prior to cover up,
- d. Final (Certificate of Occupancy),

3. Electrical:

- a. Temporary pole,
- b. Cover up,
- c. Grounding,
- d. Pre-final,
- e. Final (Certificate of Occupancy),

4. HVAC:

- a. Rough in, prior to cover up,
- b. Final (Certificate of Occupancy),

5. Swimming Pool/Enclosure:

- a. Shell,
- b. Grounding,
- c. Piping,
- d. Cool Deck,
- e. Final (Certificate of Occupancy).